

Comparison of the Top 20 Observed Defects (Projected)*
[PHA Name] Housing Commission ([PHA Code])
Most Recent FY Inspections vs. Previous FY Inspections
(Rank order based on % of the total defect count for the most recent FY)

Inspectable Area	Inspectable Item	Defect Name	Count of Defects FY 2003	% of Total FY 2003 Defects	Count of Defects FY 2004	% of Total FY 2004 Defects	% Point Difference
Dwelling Unit	Doors	Damaged Hardware/Locks	1308	9.4%	1535	7.9%	-1.5%
Dwelling Unit	Doors	Damaged/Missing Screen/Storm/Security Door	490	3.5%	999	5.2%	1.6%
Dwelling Unit	Kitchen	Range/Stove - Missing/Damaged/Inoperable	755	5.4%	883	4.6%	-0.9%
Dwelling Unit	Smoke Detector	Missing/Inoperable	675	4.8%	818	4.2%	-0.6%
Dwelling Unit	Walls	Peeling/Needs Paint	287	2.1%	752	3.9%	1.8%
Dwelling Unit	Bathroom	Lavatory Sink - Damaged/Missing	761	5.5%	747	3.9%	-1.6%
Dwelling Unit	Doors	Damaged Surface - Holes/Paint/Rusting/Glass	479	3.4%	746	3.9%	0.4%
Dwelling Unit	Walls	Damaged	602	4.3%	692	3.6%	-0.7%
Dwelling Unit	Kitchen	Refrigerator - Missing/Damaged/Inoperable	456	3.3%	638	3.3%	0.0%
Dwelling Unit	Bathroom	Plumbing - Leaking Faucet/Pipes	347	2.5%	601	3.1%	0.6%
Health & Safety-Unit	Emergency/Fire Exits	Emergency/Fire Exits Blocked/Unusable	144	1.0%	529	2.7%	1.7%
Dwelling Unit	Kitchen	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	380	2.7%	437	2.3%	-0.5%
Dwelling Unit	Ceiling	Peeling/Needs Paint	135	1.0%	430	2.2%	1.2%
Dwelling Unit	Kitchen	Plumbing - Leaking Faucet/Pipes	669	4.8%	429	2.2%	-2.6%
Dwelling Unit	Doors	Missing Door	360	2.6%	425	2.2%	-0.4%
Dwelling Unit	Electrical System	GFI - Inoperable	335	2.4%	424	2.2%	-0.2%
Dwelling Unit	Lighting	Missing/Inoperable Fixture	49	0.3%	378	2.0%	1.6%
Dwelling Unit	Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	181	1.3%	345	1.8%	0.5%
Dwelling Unit	Stairs	Broken/Missing Hand Railing	285	2.0%	335	1.7%	-0.3%
Dwelling Unit	Windows	Inoperable/Not Lockable	86	0.6%	319	1.6%	1.0%
All Other Defects			5155	37.0%	6916	35.7%	-1.3%
Total Defect Count			13940	100%	19379	100%	
Total Inspections			23		23		

*Defect count projections: The number of defects is projected to reflect all buildings and units, and not just inspected buildings and units.

Comparison of the Top 20 Observed EHS Defects (Projected)*
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(Rank order based on % of the total defect count for the most recent FY)

Inspectable Area	Inspectable Item	Defect Name	Count of Defects FY 2003	% of Total FY 2003 Defects	Count of Defects FY 2004	% of Total FY 2004 Defects	% Point Difference
Health & Safety-Unit	Emergency/Fire Exits	Emergency/Fire Exits Blocked/Unusable	144	26.9%	529	44.2%	17.3%
Dwelling Unit	Outlets/Switches	Missing/Broken Cover Plates	202	37.7%	195	16.3%	-21.4%
Building Systems	Fire Protection	Missing/Damaged/Expired Extinguishers	37	6.9%	163	13.6%	6.7%
Health & Safety-Building	Electrical Hazards	Exposed Wires/Open Panels	1	0.2%	79	6.6%	6.4%
Health & Safety-Unit	Electrical Hazards	Exposed Wires/Open Panels	0	0.0%	64	5.3%	5.3%
Dwelling Unit	Electrical System	Missing Breakers/Fuses	41	7.6%	44	3.7%	-4.0%
Dwelling Unit	Windows	Security Bars Prevent Egress	39	7.2%	42	3.5%	-3.7%
Dwelling Unit	Hot Water Heater	Misaligned Chimney/Ventilation System	4	0.7%	16	1.3%	0.6%
Building Systems	Electrical System	Electrical - Missing Covers	14	2.7%	14	1.2%	-1.5%
Common Area	All Common Areas**	Outlets/Switches/Cover Plates - Missing/Broken	3	0.6%	11	0.9%	0.3%
Dwelling Unit	Outlets/Switches	Missing (Outlets/Switches)	0	0.0%	10	0.9%	0.9%
Common Area	All Common Areas**	Electrical - Missing Covers	4	0.7%	6	0.5%	-0.2%
Health & Safety-Building	Emergency/Fire Exits	Emergency/Fire Exits Blocked/Unusable	19	3.6%	6	0.5%	-3.2%
Building Systems	HVAC	Misaligned Chimney/Ventilation System	0	0.0%	5	0.4%	0.4%
Health & Safety-Unit	Air Quality	Propane/Natural Gas/Methane Gas Detected	0	0.0%	5	0.4%	0.4%
Building Exterior	Windows	Security Bars Prevent Egress	0	0.0%	2	0.2%	0.2%
Common Area	All Common Areas**	Windows - Security Bars Prevent Egress	4	0.7%	2	0.2%	-0.6%
Health & Safety-Site	Electrical Hazards	Exposed Wires/Open Panels	0	0.0%	1	0.1%	0.1%
Building Systems	Electrical System	Missing Breakers/Fuses	0	0.0%	1	0.1%	0.1%
Building Systems	Domestic Water	Misaligned Chimney/Ventilation System	0	0.0%	1	0.1%	0.1%
All Other EHS Defects			23	4.4%	0	0.0%	-4.4%
Total Defect Count			536	100%	1196	100%	
Total Inspections			23		23		

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**All Common Areas are aggregated into a single inspectable area for this defect.